

BEFORE  
THE PUBLIC SERVICE COMMISSION OF  
SOUTH CAROLINA  
DOCKET NO. 2001-213-E - ORDER NO. 2001-517  
MAY 31, 2001

IN RE: Application of South Carolina Electric & Gas ) ORDER APPROVING  
Company for Approval of a Combined Real ) PROPERTY TRANSFER  
Estate/Gift Transaction to The University of )  
South Carolina Development Foundation. )

This matter comes before the Public Service Commission of South Carolina (the "Commission") on the Application of South Carolina Electric & Gas Company ("SCE&G" or the "Company") for approval of the transfer of real estate (hereinafter the "property") located in Columbia, South Carolina, to The University of South Carolina Development Foundation (the "Foundation") by way of a combined sale and gift transaction. This request was made pursuant to S.C. Code Ann. Section 58-27-1300 (Supp. 2000).

By its Application, SCE&G states that the property consists of a parcel of land, with improvements thereon, measuring approximately 4.04 acres and constituting a city block bounded by Main, Catawba, Sumter and Whaley Streets in the City of Columbia. The property is listed as TMS 11302, Block 10, Lots 1, 12 and 13 on the tax map records of Richland County, and is currently classified as utility property. Also, said property is under a Contract Sale, dated April 3, 2001, to the Foundation for the amount of \$1,000,000.

For determining a fair market value for the property, an appraisal was conducted by Rosen Appraisal Associates of Columbia, South Carolina, dated August 14, 2000, which established a value of \$1,297,000. An agreement was negotiated between SCE&G and the Foundation, wherein SCE&G will sell the property for cash in the amount of \$1,000,000 and simultaneously make a gift of real estate to the Foundation with a value of \$300,000.

SCE&G also requests a waiver of its regulatory requirement to provide a thirty (30) day public notice of the availability of the property for public sale as set out in Commission Order No. 92-931. In support of its request, SCE&G states that a waiver is in the public interest of The University of South Carolina which owns considerable other property immediately adjacent to the proposed property for the sale/gift transfer, and that the property is prone to flood on occasions, a fact that has been acknowledged and accepted by the Foundation. Therefore, it would be difficult to locate a purchaser other than the Foundation due to these facts. SCE&G believes that the negotiated compensation for the property is appropriate.

South Carolina Code Ann. Section 58-27-1300 (Supp. 2000) requires this Commission to approve any sale of utility property with a fair market value of more than one million dollars. A hearing is discretionary with this Commission.

We have examined the proposed transaction, and hold that it is proper. We believe that it meets the criteria set out in the statute. We approve the transfer and waiver of the thirty (30) day public notice regulatory requirement.

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This Order shall remain in full force and effect until further Order of the Commission.

BY ORDER OF THE COMMISSION:



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Chairman

ATTEST:



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Executive Director

(SEAL)